

APPROVED MINUTES
WEST VALLEY LAND USE ADVISORY COMMITTEE
March 31, 2021

Chairman Steve Alejandro called the meeting to order at 6:00pm. Committee members present were: Steve Alejandro, Paul McKenzie, Monty Long, Bruce Colburn, Erica Wirtala. A quorum of the advisory committee was present. Meeting was held in the Planning Office conference room at the Flathead County complex in Kalispell. County Planning Director Mark Mussman was in attendance. No members of the public attended.

The minutes from the February 23, 2021 meeting were reviewed and approved. Motion by Bruce C Second by Erica W., unanimous vote in favor.

OLD BUSINESS:

West Valley Survey: Extensive board discussion surrounding the format, distribution, intent and content of a survey to be conducted to help inform revision of the WV Plan. Key issues included:

- What are the boundaries of the WV Plan?
 - Per the plan now, it is the school district boundary. Much has changed since 1996. City annexation, other planning districts, fire districts etc.
 - For now, that will be the starting point but an issue to review if we update the plan.
- Source of the mailing list.
 - County cannot provide a comprehensive mailing list for West Valley planning area, against county policy.
 - Landowners or residents or both?
 - Commercial sources, local title companies, mailing – copy businesses.
- Draft survey
 - Much discussion about the intent, scope of the plan.
 - Concerns about leading questions, inappropriate questions, unnecessary questions, unclear questions. Chairman A clarified the intent of the draft was to generate discussion.
 - Length of the survey – detail of questions.
 - Suggestions for using sliding scale Support > Not Support with 5 gradations thereof.
 - Break surveys into topics: Demographics, Land Use, Quality of Life, Growth & Development, Planning.
 - Group decided to review the draft individually and submit comments to Chairman A. for his summarization. Submit comments within next 2 weeks.
 - Suggestion that the initial survey is just a starting point, so subsequent in person meetings by topic matter would be appropriate to explore topics in detail.
- Survey Timing
 - Complete survey by end of summer, hold hearings in the fall? Some suggested completing the survey by the end of the year may be appropriate.
- Budget and Funding
 - Erica A. submitted a grant request to National Association of Relators under a Rural Outreach Grant opportunity. Grant was approved for printing and mailing of the survey. Total available funding is \$3,000 with one year to complete the project.

New Member Recruiting: Discussion on how to attract new members to the WVLUAC. Specifically need to fill the Agriculture seat, preferably with a production AG producer. Survey may generate interest. Board can appoint a member at large if someone expresses an interest.

NEW BUSINESS

Review of Bylaws:

Erica W. had provided a proposed draft revision of the bylaws addressing various issues. Extensive discussion ensued. Specific areas of interest included: MEETINGS, MAJOR APPLICATIONS, MINOR APPLICATIONS.

Specific suggestions were made with respect to meeting location. Removing a specific location from the bylaws and stating that the location will be noticed on the Agenda and posted. Locations for posting will be the WV School and County Website.

Discussion over including a paragraph addressing electronic meetings, remote participation by the public and committee members and recording of meetings.

Discussion of the different process difference between MAJOR and MINOR Applications. Suggestion that bylaws should be changed to require board review of those projects subject to public hearing.

It was unclear to most of the committee that the draft provided by Erica W. contained significant revisions to the wording of the current bylaws. Given this realization, the Committee agreed to delay any action on the revisions of the bylaws until the next meeting once committee members have had a chance to fully consider the entirety of proposed revisions. Comments should be directed to Chairman A in the next two weeks for consideration at the next meeting.

GENERAL PUBLIC COMMENT:

No general public comment was received.

Erica W. made a motion to adjourn, second by Bruce C. Passed unopposed at 8:07pm

Respectfully Submitted,



Paul R. McKenzie
Secretary